

Key: 1693

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.825

LEGAL
LAND

CURRENT OWNER				PARCEL ID				LOCATION				CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
PARK AVE REALTY LLC 792 MASSACHUSETTS AVENUE UNIT #2 ARLINGTON, MA 02476				78-114-0				33 UNDERPASS ROAD				3250	100	SMALL RETAIL				1	1 of 1	
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)			PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%		
				12/17/2018	B	100	31733-224				03/04/2024	22	I & E					0	0	
				09/26/1975	XX		2241-010				03/29/2023	22	I & E					0	0	
											02/24/2022	22	I & E					0	0	
											01/15/2021	22	I & E					0	0	
											02/13/2020	22	I & E					0	0	

LEGAL
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	39,900	CIM 1.00	33 1.00	A 1.00	322,400	1.00	A 1.00	C02 1.00			295,750

TOTAL	39,900 SF	ZONING	CH	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	N O T E				LAND	295,800	284,400
St Ind	CH UNDERPASS		LAND	196,900	187,600			
Infl	AVERAGE		DETACHED	18,700	18,700			
			OTHER	0	0			
						TOTAL	511,400	490,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00 20 0.80			10,650	2.20	18,700



BUILDING	CD	ADJ	DESC	MEASURE	7/30/2007	RJM
MODEL	6		CIM-6	LIST	7/30/2007	RJM
STYLE	74	0.96	HEALTH CLUB [100%]	REVIEW	8/2/2007	RJM
QUALITY	A	1.00	AVG [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS
OCEANSIDE HAIR AND SPA

BUILDING

YEAR BLT	1973	SIZE ADJ	1.321
NET AREA	2,550	DETAIL ADJ	0.994
\$NLA(RCN)	\$103	OVERALL	1.015

CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	100	1.00	
% AIR COND	100	1.03	
% SPRINKLERS	100	1.02	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	12	BRICK VENEER	1.05
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHNGL	1.00
FLOOR COVER	5	VINYL	1.00
INT. FINISH	5	OTHER	1.00
HEATING/COOL	9	WARM/COOL AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	2,550		26.26	66,951
A	BAS	L	BAS AREA	2,550	1973	74.90	191,000
B	CAN	N	CANOPY	24		22.54	541
C	OPA	N	OPEN PORCH	196		20.52	4,022

TOTAL RCN	262,515	
CONDITION ELEM CD		
EXTERIOR		G
INTERIOR		G

EFF.YR/AGE	1994 / 29	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75

RCNLD	\$196,900	
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